



Grove City Planning Commission SPECIAL USE PERMIT APPLICATION

RECEIVED

OCT 04 2016

GROVE CITY PLANNING COMMISSION

Please provide the requested information and submit to:

DEVELOPMENT DEPARTMENT
4035 BROADWAY
GROVE CITY, OHIO 43123
614-277-3004

grovecityohio.gov/development

PROJECT / PROPERTY INFORMATION

PROJECT NAME: Brew Thru

PROJECT LOCATION: 3188 Southwest Blvd
STREET ADDRESS (OR NEAREST INTERSECTION WITH DISTANCE AND DIRECTION)

PARCEL ID NUMBER: 040-005822 ACREAGE AFFECTED BY THIS APPLICATION: _____

EXISTING ZONING: _____ EXISTING LAND USE: _____

PROPOSED ZONING: _____ PROPOSED LAND USE: _____

PROPERTY OWNER INFORMATION

Note: Property ownership information is to reflect how the property is held in accordance with the Franklin County Auditor's Office.

Bassam Kria (H) 7010 Dean Farm Rd. New Albany, Oh 43054
Name Address City, State, Zip

140-507-5225
Phone Fax Email

APPLICANT INFORMATION

Note: The applicant is the person(s) or entity seeking approval of this application.

Deana Rosser CO-Owner Brew Thru
Name Title Company / Organization

181 White Barn Pkwy Ostrander OH 43061
Address City State, Zip

144-433-5842 deana.steve@AOL.com
Phone Fax Email

AUTHORIZED REPRESENTATIVE

Check box if same as Applicant: ☒

Note: The authorized representative is the person(s) or entity representing the applicant. As the authorized representative you have the proper authority to speak, represent and make commitments on behalf of the applicant. The City does not take any responsibility for the lack of communication between the authorized representative, applicant or related parties.

Name Title Company / Organization

Address City State, Zip

Phone Fax Email

Relationship to the Applicant: (e.g. legal counsel, engineer, architect, land planner, contractor, etc.)

SUBMITTAL REQUIREMENTS

Instructions: All blanks/boxes must be completed or checked in order for the application submittal to be considered complete. The submittal shall include the required number of copies (properly folded and collated) and contain all required supplementary documentation. Submitted materials shall be accurate, measurable and shall address all required checklist items contained within the attached supplemental requirements.

Fee Calculation

Application Fee: \$ 100.00

Submittal Items

(check box)

Completed Application (signed and notarized): ☐

Submittal Fee: ☐

Ten (10) Copies of Plans (folded and collated): ☐

PROPERTY OWNER AUTHORIZATION OF APPLICANT SUBMITTAL AND SITE VISIT(S)

I, Bassam Kret, the current property owner hereby authorize the applicant Deana Rosser to submit this application. I agree to be bound by all representations and agreements made by the applicant and/or their authorized representative.

Additionally, as the current property owner, knowing that site visits to the property may be necessary, I hereby authorize City representatives to visit and/or photograph the property described in this application.

Signature of Current Property Owner: [Signature] Date: 10/2/16

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 2nd day of October, 2016

Official Seal and Signature of Notary Public



APPLICANT'S / AUTHORIZED REPRESENTATIVE'S AFFIDAVIT

I, Deana Rosser, the applicant or authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

Signature of Applicant or Authorized Representative: [Signature] Date: Oct 3rd 2016

STATE OF OHIO, COUNTY OF FRANKLIN

The above individual(s), being first duly sworn, deposes on oath and says that he/she has read the foregoing affidavit subscribed by him/her, knows the contents thereof, and that the statements therein are true.

SUBSCRIBED AND SWORN TO before me this 3rd day of October, 2016

Official Seal and Signature of Notary Public



REBECCA G. KEMPER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES
01/05/2021

FOR OFFICE USE ONLY

DATE RECEIVED:	RECEIVED BY:	PAYMENT AMOUNT:
TENTATIVE PC MEETING DATE:	PC RECOMMENDATION:	CHECK NUMBER:
PROJECT ID NUMBER:		

**THE CITY OF GROVE CITY
SUBMITTAL REQUIREMENTS: SPECIAL USE PERMIT**



The Planning Commission shall consider approval of applications for special permit uses and forward its recommendations to City Council for their consideration if the following findings are made by the Commission:

- the proposed use shall be harmonious with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;
- the proposed use shall not adversely affect the use of adjacent property;
- the proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;
- the proposed use shall be in accordance with the general and specific objectives and the purpose and intent of the zoning code and land use plan and any other plans and ordinances of the City;
- the proposed use complies with the applicable specific provisions and standards of this Code;
- the proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;

Please indicate below the type of Special Use Permit being requested:

- | | |
|---|--|
| <input type="checkbox"/> Adult Bookstore/Novelty Store | <input type="checkbox"/> Dog and Cat Kennels |
| <input type="checkbox"/> Adult Entertainment Establishments | <input checked="" type="checkbox"/> Drive-Thru Stations |
| <input type="checkbox"/> Adult Film and Video Tape Sales | <input type="checkbox"/> Gasoline Service Stations |
| <input type="checkbox"/> Adult Motion Picture Theater | <input type="checkbox"/> Group Family Homes |
| <input type="checkbox"/> Automobile and Other Motor Vehicle Repair, Services and Garages | <input type="checkbox"/> Group Multi-Family Homes |
| <input type="checkbox"/> Automobile Dealers | <input type="checkbox"/> Mini-Storage Facility |
| <input type="checkbox"/> Bed and Breakfast Inns | <input type="checkbox"/> Outdoor Concerts |
| <input type="checkbox"/> Boarding Houses | <input type="checkbox"/> Outdoor Sales and Storage |
| <input type="checkbox"/> Car Wash Establishments | <input type="checkbox"/> Outdoor Seating (eating establishments) |
| <input type="checkbox"/> Daycare Centers | <input type="checkbox"/> Pet shops (excludes boarding) |
| <input type="checkbox"/> Dealers in New and Used motorcycle, motorized bicycle, tricycle and off-road motorized recreational vehicles | <input type="checkbox"/> Radio and television antenna or antenna tower (only in IND-1, IND-2, IND-3 or SD-4 District). |
| | <input type="checkbox"/> Sale, rental, barter or trade of weapons/explosives |

PLEASE SUBMIT THE FOLLOWING FOR INITIAL STAFF REVIEW: All plans shall be stapled, folded and properly collated. In addition, staff may later request plans that incorporate review comments.

- ☒ One (1) original, signed application and nine (9) copies
- ☒ Appropriate fee (\$100)
- ☒ Ten (10) copies of the project narrative describing the nature of the project
- ☐ One (1) electronic copy of all application materials submitted on CD or DVD – all electronic data shall be compatible with Adobe Reader 5.0 or later
- ☐ Ten (10) copies of a metes and bounds legal description of the property
- ☐ Nine (9) copies (maximum sheet size 24 x 36) and one (1) copy (8½ x 14) of the survey drawing of the property
- ☐ If applicable, ten (10) copies of the proposed Development Standards Text
- ☐ If applicable, provide nine (9) copies (sheet size 11 x 17) and one (1) copy (sheet size 8½ x 14) site plan showing improvements associated with Special Use
- ☐ **Please note the following:** Twenty (20) additional copies of revised submittals are required for the Planning Commission hearing

For additional information, contact the Grove City Development Department at 614-277-3004 or visit our website at www.grovecityohio.gov/development.